

2020

Tucson-Pima County Historical Commission

Plans Review Subcommittee

LEGAL ACTION REPORT

Thursday, June 25, 2020

Pursuant to safe practices during COVID-19 pandemic, all in-person meetings are cancelled until further notice. The meeting was held virtually to allow for healthy practices and social distancing. The meeting was accessible at provided link to allow for participating virtually and/or calling in.

1. Call to Order and Roll Call

Meeting called to order at 1:01 P.M., and per roll call, a quorum was established.

Commissioners Present: Terry Majewski (Chair), Michael Becherer, Jim Sauer, and Jill Jenkins

Commissioners Absent/Excused: Jan Mulder and Sharon Chadwick

Applicants/Public Present: Helen Erickson, Tom Fisher, Matt Smith, Tim Graunke, Derek Brosch, Martha McClements, John Burr, and Ken Taylor

Staff Members Present: Michael Taku, Jodie Brown (PDSD), Crystal Dillahunt (Ward 6).

2. Approval of the Legal Action Report (LAR) from Meeting of 6-11-20

It was moved by Commissioner Sauer, duly seconded by Commissioner Jenkins, and carried by a roll call vote of 4-0 (Commissioners Mulder and Chadwick absent) to approve the Legal Action Report from the meeting of 6-11-20 as submitted.

3. Historic Preservation Zone Review Cases

UDC Section 5.8/TSM 9-02.0.0/Historic District Design Guidelines/Revised Secretary of the Interior's Standards and Guidelines

[Note: Case 3b and 3a were taken in reverse order]

3b. DE Anza Park, 645 E.1st Street

West University Historic Preservation Zone, City Park

Construction of restroom facilities and dog park. Review of master plan (Courtesy Review).

*[Note: This item was taken out of sequence]

Staff Taku summarized the project and noted that plans were at conceptual stage and applicants had presented same plans to the West University Historic Zone Advisory Board (WUHZAB) at the meeting of 6-16-20. Staff stated that the presentation was informational and for feedback with no action required. A formal review for action will be later. As part of the processing plan, applicants will present to the Historic Landscape Subcommittee (HLS) of the Tucson Pima County Historical Commission when landscape concepts are designed and prior to PRS.

Tom Fisher, Project Manager at City of Tucson Parks and Recreation, presented an overview of the Master Plan for the Park and stated that it was part of Prop 407 Bond Program. He stated that the HLS had recommended to deconstruct the restroom, save the materials for reuse; and keep irrigation controllers around existing restroom location. Landscape Architect/Consultant Matt Smith discussed design concept, materials, park equipment, benches, shade ramadas, waste station, restroom location, plant palette, no tree removal, addition of trees, and proposed changes per WUHZAB feedback.

Discussion was held. Given that WUHZAB LAR for 6-16-20 was not available, subcommittee asked for its comments. Staff stated that feedback from WUHZAB included but was not limited to no exposed block wall; no standing seam roof; yes, to corrugated metal roof; no, to glass block window; yes, to metal louvers; and concerns were raised on proposed fence and bathroom design/materials. Subcommittee feedback included but was not limited to: provide list of character-defining features; provide historical images/documentation; need for more research; show dense vegetated borders; look into best practices with other cities; encourage adaptive reuse of the park to include new uses; create a sense of security; lessen visual impact of fence with use of wrought-iron with steel columns; concern raised on restroom demolition/deconstruction; suggested materials for restroom and need for HLS review prior to WUHZAB and PRS. No action was taken.

**3a. HPZ- 20-036, 604 N. 6th Avenue
West University Historic Preservation Zone, Vacant Lot
Installation of 2 solar canopies over a parking lot.**

Staff Taku summarized the project and stated for the record the approval recommendation from the West University Historic Zone Advisory Board (WUHZAB) from its meeting of 6-16-19.

Tim Graunke from Solar Gain, Inc. presented the project. Commercial Energy System Designer Derek Brosch presented the design concept.

Discussion was held. Action was taken.

It was moved by Commissioner Sauer, duly seconded by Commissioner Becherer, and passed unanimously by a roll call vote of 4-0 (Commissioners Mulder and Chadwick absent) to recommend approval as presented of both the canopy structure and the solar panel installation on top of the canopy structure.

[*Break from 2:12 PM to 2:15 PM]

4. **Armory Park Historic Preservation Zone (APHPZ) Design Guidelines**
UDC Section 5.8/TSM 9-02.7.2.A-D/Historic Preservation Zone Design Guidelines/Revised Secretary of the Interior's Standards and Guidelines

4a. Proposed revisions to the existing APHPZ Design Guidelines. Review and recommendation by PRS to PDSD Director. Director will recommend to City Manager for an approval decision.

City of Tucson Historic Preservation Officer, Jodie Brown reviewed and commented on the revisions to ensure compliance with the Standards for Establishing HPZs as provided in the UDC and consistency with the Secretary of the Interior's Standards.

Armory Park Historic Preservation Zone Advisory Board (APHZAB) was represented by Martha McClements (Chair of the Board), John Burr (Board Secretary), and Ken Taylor (IT Graphic Designer).

Discussion was held. Subcommittee members had reviewed and commented. Review feedbacks included but not limited to: repetitive use of acronyms that may not be user friendly; appearance of discussing Historic Design Review process; need to distinguish Guidelines [suggestive] from UDC procedures [enforceable and legislated]; identify the audience/users; consider the goal of the guidelines; apparent lack of clarity between Historic Preservation Zone and Secretary of Interior's issues; use simple and clear language for ordinary homeowners to understand; consider the Guidelines as a useful document to the

APHZAB, applicants, and public and limit interpretation and definition of Development Zone (p. 29) to UDC language. Finally, a discussion on the review methodology of the document with a possibility of hiring the services of a consultant. APHZAB representative asked for clarifications, and responses were provided. Action was taken.

*It was moved by Commissioner Sauer, duly seconded by Commissioner Jenkins, and passed unanimously by a roll call vote of 4-0 (Commissioners Mulder and Chadwick absent) to recommend that the case be continued to a future meeting to allow the APHZAB to consider our comments and return with revisions.

5. Current Issues for Information/Discussion

a. Minor Reviews

Staff provided an update on reviews conducted recently and pending. The reviews include: Barrio at 704 S 9th Avenue (Rooftop Solar); Armory Park at 408 E. 16th Street (Windows/Doors Replacement); and West University at 830 N. Arizona Avenue (Windows Replacement).

b. Appeals

None at this time.

c. Zoning Violations

Staff provided information on ongoing and pending cases being worked on for compliance and/or in the review process.

d. Review Process Issues/Discussions

None at this time.

6. Summary of Public Comments (Information Only)

Public comment on AHPZ Design Guidelines from John Burr was received by staff and provided to the subcommittee.

7. Schedule and Future Items for Upcoming Meetings

The next scheduled meeting is July 9, 2020; PRS meetings to be conducted virtually until further notice and via Microsoft Teams not GoToMeeting.

8. Adjournment

Meeting adjourned at 3:03 P.M.